

±1,490
to
±41,707
rsf available



h3experiences

444 CASTRO

Downtown Mountain View



NEWMARK



Christine Slonek | 408.489.3563

Andrea Bartlinski | 408.982.8424

Bonus Commission:

\$3/sf for a 3-year term







\$4/sf for a 4-year term

\$5/sf for 5+ year term

Applicable for new tenant leases signed by June 30, 2026



Current Availabilities

<u>SUITE</u>	<u>RSF</u>	<u>AVAILABILITY</u>	<u>VIRTUAL TOUR</u>
320	±5,297	Available 8/1/2026	 <u>VIRTUAL TOUR</u>
500	±10,414	Available Now	 <u>VIRTUAL TOUR</u>
600	±10,472	Available Now	 <u>VIRTUAL TOUR</u>
<u>POTENTIAL DEMISING OPTIONS</u>			
600A	±1,789		
600B	±2,451		
600C	±1,490		
600D	±4,742		
800	±10,413	Available 7/1/2026	 <u>VIRTUAL TOUR</u>
900	±10,408	Available 7/1/2026	 <u>VIRTUAL TOUR</u>
1210	±4,519	Available Now	 <u>VIRTUAL TOUR</u>





12-Story
Class A Building



Beautiful Outdoor
Courtyard and
Communal Gathering
Area



On-Site Banking



On-Site Property
Management and
24/7 Security



Fitness Room with
Showers and Lockers



Outdoor Trellis Bar
and Meeting Area



Common
Conference Room



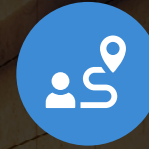
10 EV Chargers
in Garage



Free Covered Parking
(2.52 per \pm 1,000
Square Feet)



Bike Storage Cage
in Garage



Walking Distance
to Great Downtown
Amenities



444 CASTRO



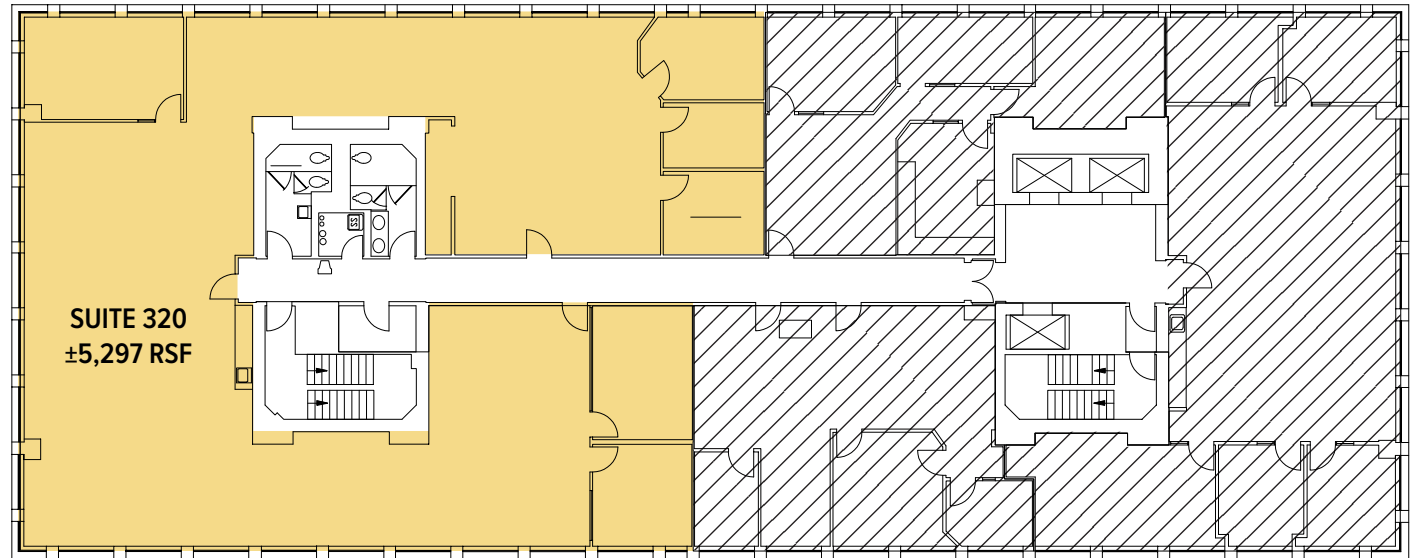
3RD FLOOR

SUITE 320 | ±5,297 rsf

Available 8/1/2026



[CLICK HERE FOR VIRTUAL TOUR](#)

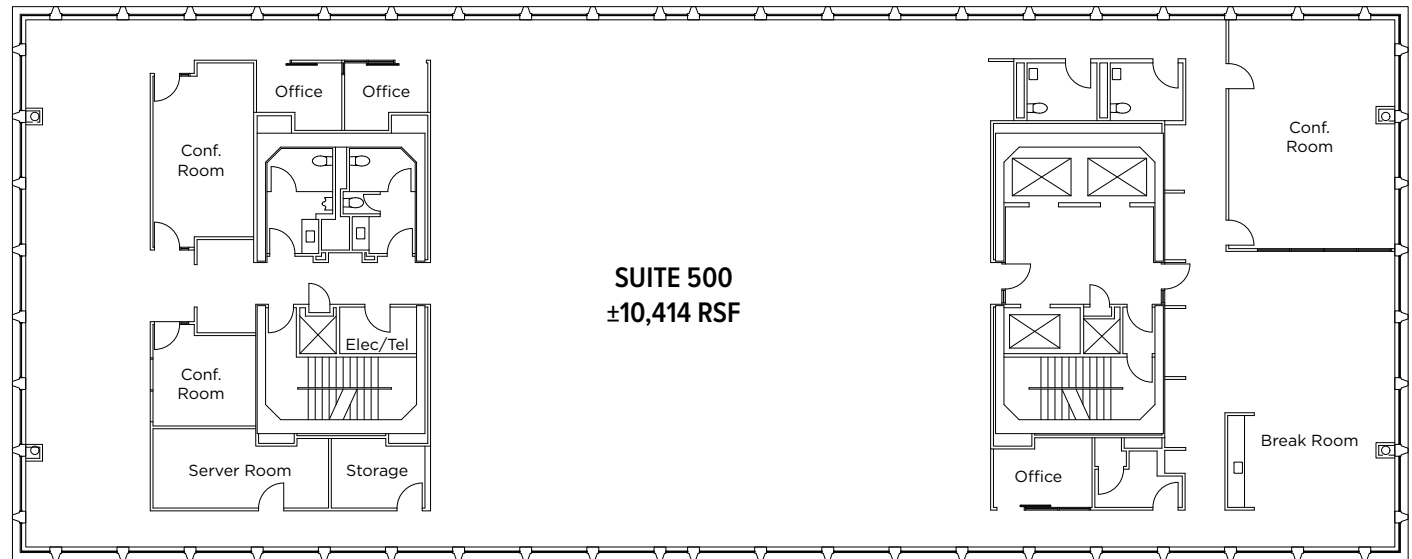


■ SUITE 320: ±5,297 RSF

▨ LEASED



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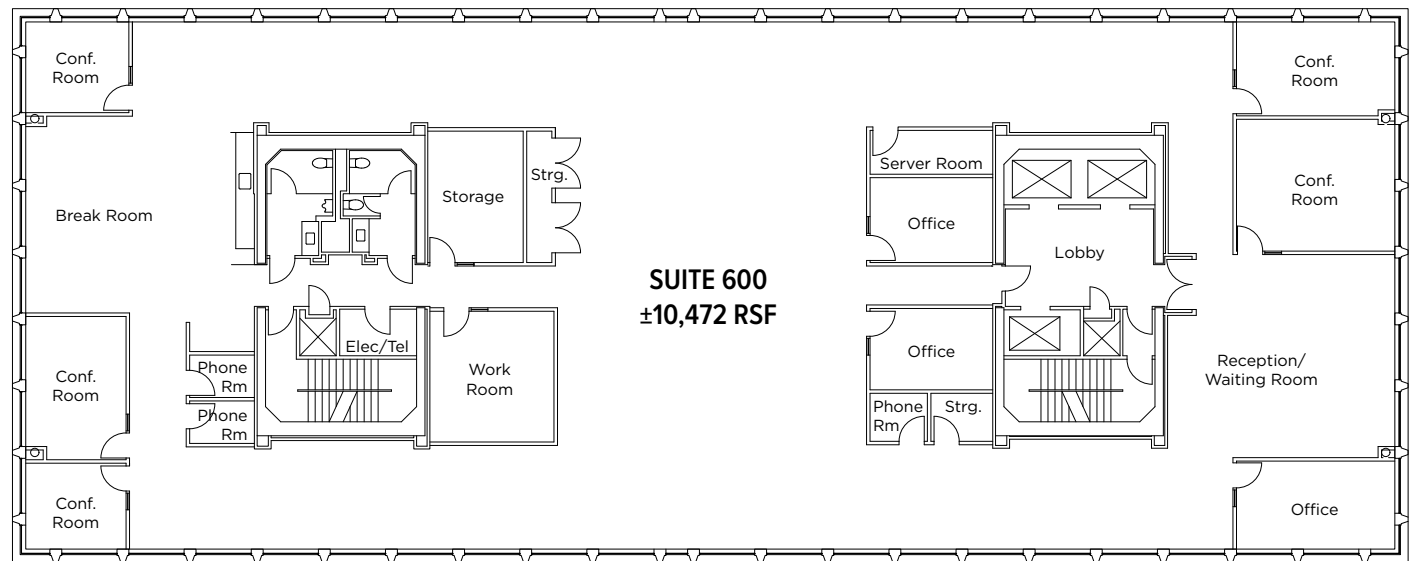
6TH FLOOR

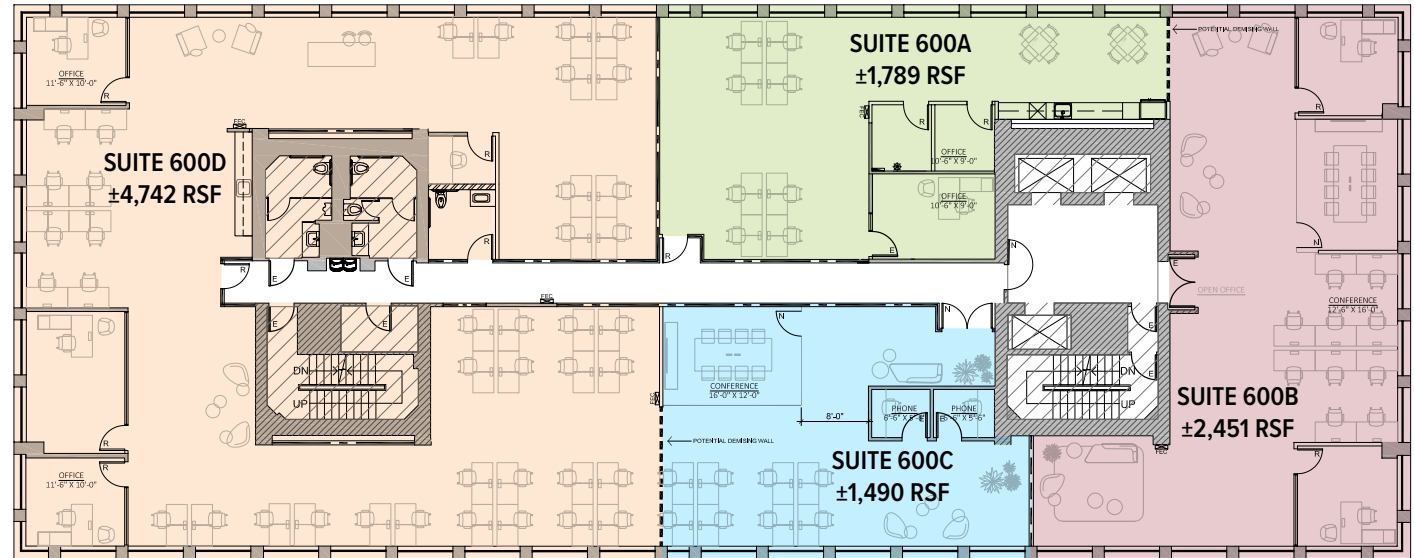
SUITE 600 | ±10,472 rsf

Available Now



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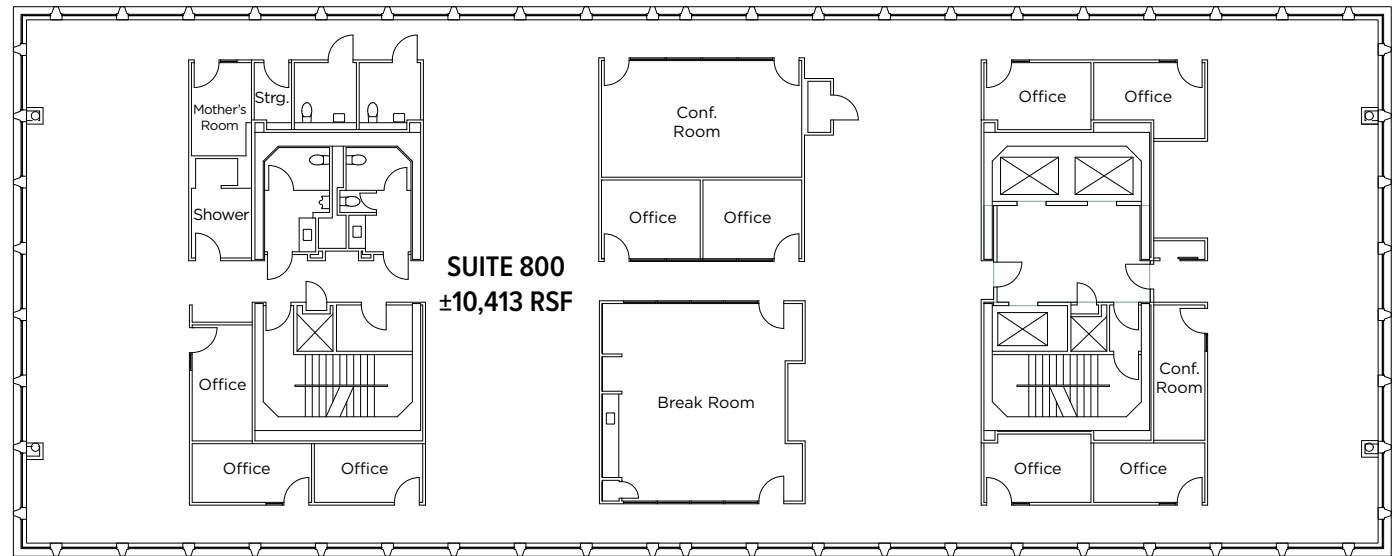


- SUITE 600A: ±1,789 RSF
- SUITE 600B: ±2,451 RSF
- SUITE 600C: ±1,490 RSF
- SUITE 600D: ±4,742 RSF

Furniture Not Included – Shown for Conceptual Layout Purposes Only

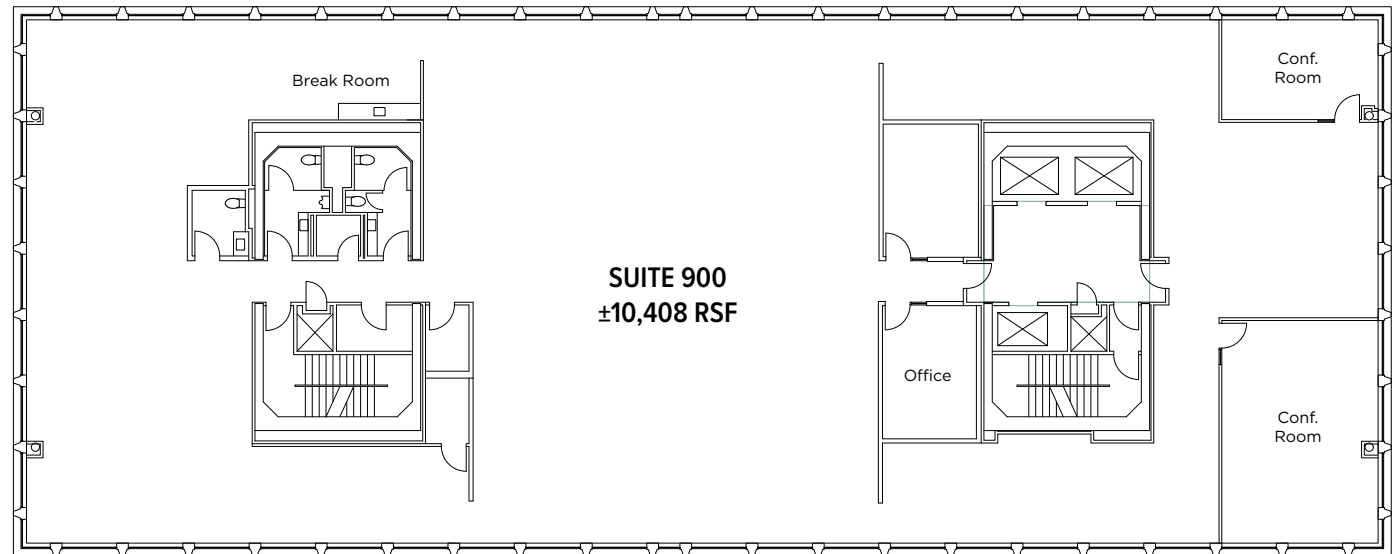


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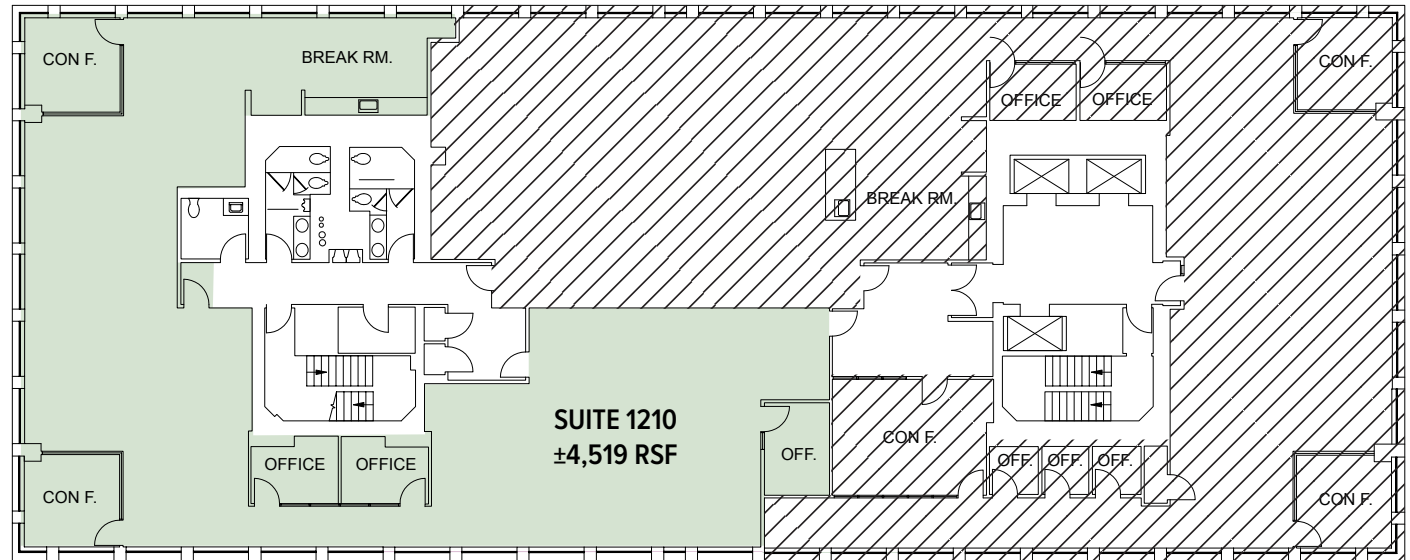


[CLICK HERE FOR VIRTUAL TOUR](#)





[CLICK HERE FOR VIRTUAL TOUR](#)



■ SUITE 1210: ±4,519 RSF

▨ LEASED

444 CASTRO

Mediterranean Grill House
AMICI'S
STARBUCKS COFFEE

Mountain View Center for the Performing Arts

Bank of America

Pets Coffee & Tea
sweetgreen
Casca

CVS pharmacy
East West BOOKSHOP
SHIVA
PORE BAR
TAP

BONCHON
Birgana
Puro Hava
TEASPOON
MANTRA MEDIA

ASIAN
bushido
AMARIN
XANH

CALTRAIN MOUNTAIN VIEW

cognition cyclery
CALIFORNIA BANK

WELLS FARGO

BANK & WEST

CASA LUPA
KPOT
MEXICAN RESTAURANT

Cafe Baklava
Books Inc.
SIGHTOO OPTOMETRY

BOUTIQUE 4
Red Rock

Eureka
LYMPUS
EPRESSUS

Aerial Map

Creating Value for Our Tenants

Through a commitment to environmental stewardship, positive social impact and tenant well-being



OPERATING SUSTAINABLY

We engage with our tenants to optimize building performance through day-to-day management, investment in high-efficiency equipment, innovative solutions and encouraging practices that lower our carbon footprint.

↓16%

Reduction in Total Energy Consumption*

↓27%

Reduction in GHG emissions

↓7%

Reduction in Water Consumption*

*Like-for-like reductions from 2018 to 2024

CREATING NEW GREENHOUSE GAS (GHG) TARGETS

We have achieved a significant milestone by establishing GHG reduction targets aligned with the Paris Agreement's urgent call to action to limit global warming by achieving net-zero emissions before 2040.

↓50%

Reduction in Scope 1 and 2 GHG emissions by 2030

↓100%

Reduction in Scope 1 and 2 GHG emissions (net zero) by 2040



REDUCING WASTE

- > Building-level and in-suite recycling
- > On-site composting
- > Collection programs for e-waste
- > Sustainable purchasing



SAVING WATER

- > Minimizing water use for outdoor cleaning
- > Choosing water-free cleaning when possible
- > Using reclaimed water for landscaping



TRACKING ENERGY

We use ENERGY STAR Portfolio Manager to track performance



CREATING AN ENVIRONMENT FOR HEALTH AND WELLNESS

Our property management teams ensure our buildings are compatible with good health. In addition, tenants enjoy access to spaces and services powered by ever-advancing technology through our h³experiences[®] program.

- Healthy building practices include:
- > Proper ventilation that maximizes outside air
 - > Incorporating natural light
 - > Use of nontoxic products
 - > Monitoring CO₂, PMs and VOCs
 - > LEED, WELL and Fitwel Certified Buildings

- h³experiences[®] offers:
- > On-site meeting and conference centers
 - > Amenity-sharing across properties
 - > Fitness and wellness offerings
 - > Community engagement activities
 - > Flexible office solutions and alternative work areas



Scan QR code to download our 2024 ESG Report and learn more about our sustainability practices.

[SWIGCO.COM/SUSTAINABILITY](https://www.swigco.com/sustainability)

contact
agents +

Christine Slonek
Senior Managing Director
408.489.3563
christine.slonek@nrmk.com
CA RE License #00999201

&
Andrea Bartlinski
Brokerage Services Specialist
408.982.8424
andrea.bartlinski@nrmk.com
CA RE License #01338254



3055 Olin Avenue, Suite 2200, San Jose, CA 95128